



# Downey McCarthy

*...the people you can trust*

## Lyndhurst, 5 Redemption Road, Cork City



ERA Downey McCarthy are delighted to bring to the market this fine, spacious three bedroom, semi-detached property situated in the ever popular residential area of Redemption Road. 'Lyndhurst' benefits greatly from its super convenient location which is within easy walking distance to Cork city centre and Blackpool Shopping Centre and Retail Park. All amenities are literally on your doorstep here with Primary and Secondary schools in close proximity. The property is within easy reach of The North Cathedral, Shandon Street, Neptune Stadium and The Watercourse Road.



**AMV: €250,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 93 Sq. M. / 1,001 Sq. Ft.
- Built in 1933
- BER F
- Three spacious bedrooms upstairs
- Well-maintained property
- Sought after mature residential area
- Superb location within walking distance to Cork city centre
- 5 minutes' to Blackpool Shopping Centre
- Close to all amenities including schools, shops etc.
- Ideal family home
- Ideal first time buy/investment opportunity
- Private, mature garden at the rear
- Parking is on the street
- Scope to create a driveway to the front

## | PORCH

1.06m x 2.16m (3'4" x 7'0")

The porch area has tiled flooring, one wall-mounted light fitting, one large window overlooking the front of the property and another window looking into the living room area. A solid wooden door with frosted glass panelling allows access into the reception hallway.

## | RECEPTION HALLWAY

4.73m x 1.73m (15'5" x 5'6")

The main reception hallway has tiled flooring, one centre light piece, hanging rails for storage, one radiator and solid doors leading to all rooms.

## | LIVING ROOM

4.68m x 4.21m (15'3" x 13'8")

The living room has one large window overlooking the front of the property, one centre light piece, a feature fireplace with tiled surround, one radiator and ample power points.





## | FAMILY ROOM

3.78m x 3.87m (12'4" x 12'6")

The family room has one window to the rear of the property, carpet flooring, one centre light piece, original fireplace, one radiator and the immersion is stored within this room.



## | UTILITY ROOM

2.42m x 1.71m (7'9" x 5'6")

The utility room has one frosted window overlooking the side of the property, a stainless steel sink, cabinets, plumbing for a dishwasher, access to under stair storage, one radiator, display units for storage and an open arch allowing access into the kitchen.

## | KITCHEN

1.79m x 2.16m (5'8" x 7'0")

The kitchen has one window to the side of the property, solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, space for a fridge freezer, space for a cooker, one wall-mounted light piece and a door allowing access to the rear garden.



## | STAIRS AND LANDING

2.19m x 1.8m (7'1" x 5'9")

The stairs and landing has carpet flooring and at the top of the landing, one large window overlooks the side of the property. The landing has one centre light piece and access to the attic.

## **BEDROOM 1**

4.08m x 3.71m (13'3" x 12'1")

This double bedroom has one window overlooking the front of the property, carpet flooring, solid fitted units for storage, one original fireplace, one centre light piece, one radiator and power points.



## **BEDROOM 2**

3.01m x 3.73m (9'8" x 12'2")

This large double bedroom has solid fitted units, one window to the rear of the property, one centre light piece, one radiator and carpet flooring.



## **BEDROOM 3**

2.87m x 2.28m (9'4" x 7'4")

This single room has one window to the front of the property, one centre light piece, solid fitted units, carpet flooring and one radiator.

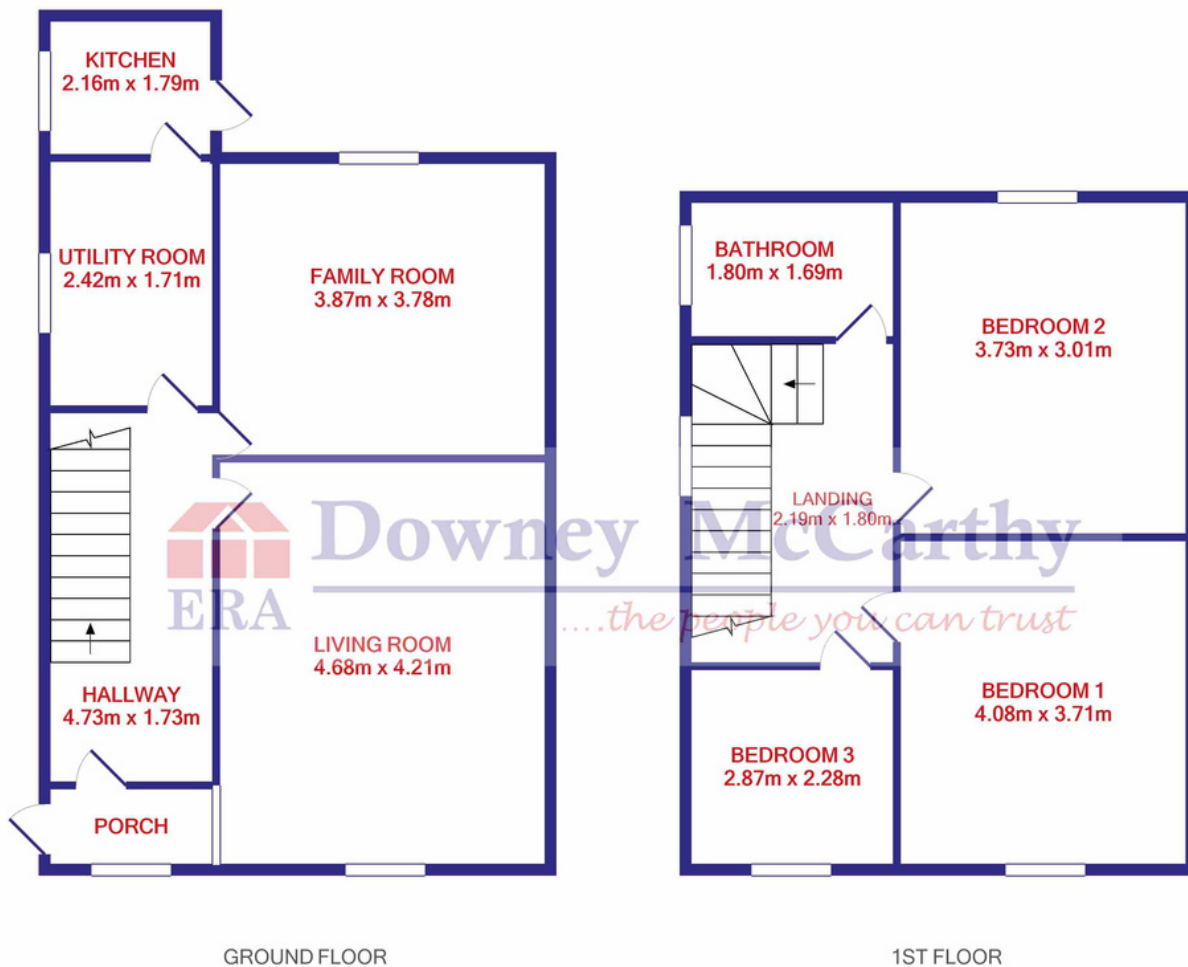


## | BATHROOM

1.8m x 1.69m (5'9" x 5'5")

The main family bathroom features a three piece suite, one frosted window to the side of the property, laminate flooring, towel rail and one centre light piece.

## | FLOOR PLAN



GROUND FLOOR

1ST FLOOR

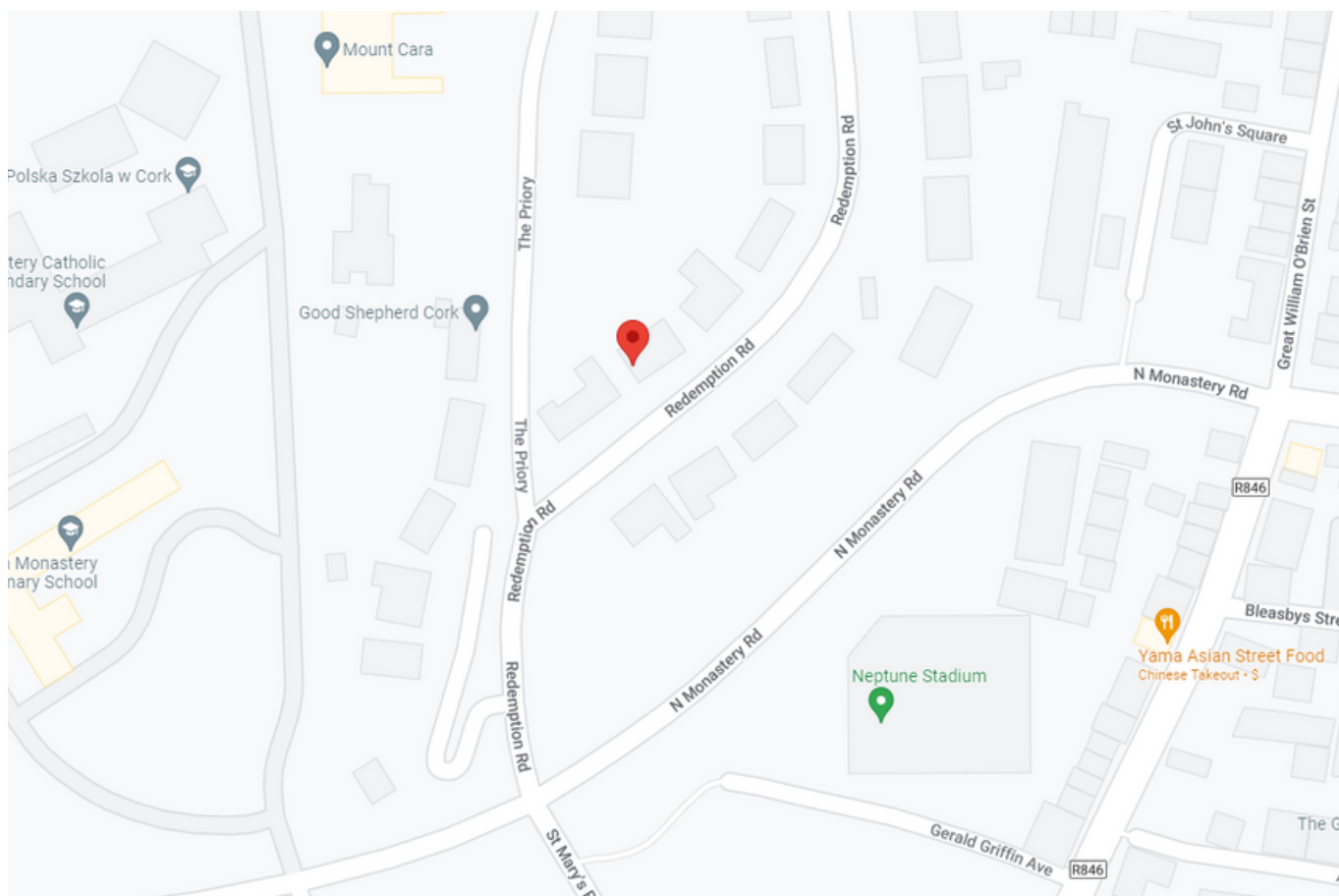
TOTAL APPROX. FLOOR AREA 93.0 SQ.M. (1001 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## | DIRECTIONS

Please see Eircode T23 PTD5 for directions.



## | ALL ENQUIRIES TO:

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**087 7777117**  
**michael@eracork.ie**



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